

COVERING LETTER TO SALE NOTICE

Ref: CNRB/2862/E-AUCTION/2024-25/6

Date: 06.06.2024

To,

Mr. SHIVANAND MADKAR
174, BAIRO, ALTO ASSAGAO
NORTH GOA, MAPUSA
GOA-403507Mrs. SHAMIKA MADKAR
174, BAIRO, ALTO ASSAGAO
NORTH GOA, MAPUSA
GOA-403507

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.


As you are aware, I on behalf of Canara Bank, Porvorim Branch, Goa have taken **possession** of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our Porvorim Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक
For Canara BankAuthorized Officer,
Canara Bank, Panaji-Goa

ENCLOSURE - SALE NOTICE

Branch: Alto Porvorim Goa

"Satyawan Savitri" Nivas, Near Copper Leaf Restaurant, Chogum Road, Porvorim 403521, Goa

PH: 0832 2413944/2413955 E Mail: cb2862@canarabank.com



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधान कार्यालय बेंगलुरु / HEAD OFFICE : BENGALURU

Ref: CNRB/2862/E-AUCTION/2024-25/6

Date: 06.06.2024

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Porvorim Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **10.07.2024**, time schedule as below for recovery of **Rs. 36,52,243.00/- (Rupees Thirty Six Lakh Fifty Two Thousand Two Hundred Forty Three Only)** due to the Porvorim Branch of Canara Bank from **Mr. SHIVANAND MADKAR & Mrs. SHAMIKA MADKAR**.

The reserve price and time schedule will be as below :

(Amt in Lakhs)

Sr No.	Description of property	Time	Reserve Price	EMD Amt
1	All that Shop bearing No S1 having an area of 27 sq meters of the building named "Platinum Residence" carambolim situated on property identified as plot- A being a part of the larger property admeasuring 1925 sq metres bearing survey no 271/6 at Village Carambolim identified as "Terreno DE Carpinteiro" situated at Carambolim within limits of Village Panchayat Carabolim which plot is not described in the Office of the land Registrar Ilhas but is enrolled in the Taluka Revenue Office under Maritz No.12(old)	11.00 am To 11.30 am	Rs.13,75,000/-	Rs.1,38,000/-

The Earnest Money Deposit shall be deposited on or before **09.07.2024 at 5.00 pm**. Bidders shall improve the bidding offer in multiplies of **Rs.25,000/- (Rupees Twenty Five Thousand Only)** for Property at Sr no.1. Auction/ bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctionwizard.com> on **10.07.2024** as per above schedule time.

Details and full description of the immovable property with known encumbrances, if any.

1	All that Shop bearing No S1 having an area of 27 sq meters of the building named "Platinum Residence" carambolim situated on property identified as plot- A being a part of the larger property admeasuring 1925 sq metres bearing survey no 271/6 at Village Carambolim identified as "Terreno DE Carpinteiro" situated at Carambolim within limits of Village Panchayat Carabolim which plot is not described in the Office of the land Registrar Ilhas but is enrolled in the Taluka Revenue Office under Maritz No.12(old)
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Branch: Alto Porvorim Goa





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<p>The property bounded by :</p> <p>North of: By property of Joao Caetano Lobo South of: By the remaining part of the property Plot B belonging to SMT Ana Maria Lourdes Silveria E Pereira West of: By Public Road East of : By property known as fort</p>

EMD amount to be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, Porvorim Branch OR shall be deposited through RTGS/ NEFT /Fund Transfer to credit of account of Canara Bank, Regional Office, Goa A/c No 209272434 IFSC Code: CNRB0008345 on or before **09.07.2024 at 05:00 pm.**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager Porvorim Branch Canara Bank, Ph. No. 0832-2413955, 7774060750 during office hours on any working day OR the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: sushmitha.b@antaressystems.com.

Date: 06.06.2024
Place: Porvorim



कृते केनरा बैंक
For Canara Bank
[Signature]
Authorised Officer
CANARA BANK
प्रधिकृत - CANARA BANK
कायालय, पणजी-गोवा
Regional office, Panaji-Goa

Branch: Alto Porvorim Goa
"Satyawani Savitri" Nivas, Near Copper Leaf Restaurant, Chogum Road, Porvorim 403521, Goa
PH: 0832-2413944/2413955 E Mail: cb2862@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.06.2024

- Name and Address of the Secured Creditor :** Canara Bank, Porvorim Branch
- Name and Address of the Borrower(s)/ Guarantor(s) :**

Mr. SHIVANAND MADKAR 174, BAIRO, ALTO ASSAGAO NORTH GOA, MAPUSA GOA-403507	Mrs. SHAMIKA MADKAR 174, BAIRO, ALTO ASSAGAO NORTH GOA, MAPUSA GOA-403507
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3. **Total liabilities as on 31.05.2024 Rs. 36,52,243.00/- (Rupees Thirty Six Lakh Fifty Two Thousand Two Hundred Forty Three Only)** plus further interest, charges and other expenses if any.

4. (a) **Mode of Auction : E-Auction**

(b) **Details of Auction service provider:** M/s ANTARES SYSTEMS LIMITED,
Contact Person Ms. Sushmitha B
Mobile No 8951944383
Emailid: sushmitha.b@antaressystems.com

(c) **Date & Time of Auction:** Date: **10.07.2024** Time: as per schedule mentioned below (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) **Place of Auction:** online <https://www.bankeauctionwizard.com>

- Reserve Price:** As per schedule below :
- EMD amount:** As per schedule below :

(Amt in Lakhs)

Sr No.	Description of property	Time	Reserve Price	EMD Amt
1	All that Shop bearing No S1having an area of 27 sq meters of the building named "Platinum Residence" carambolim situated on property identified as plot- A being a part of the larger property admeasuring 1925 sq metres bearing survey no 271/6 at Village Carambolim identified as "Terreno DE Carpinteiro" situated at Carambolim within limits of Village Panchayat Carabolim which plot is not described in the Office of the land Registrar Ilhas but is enrolled in the Taluka Revenue Office under Maritz No.12(old)	11.00 am to 11.30 am	Rs.13,75,000/-	Rs.1,38,000/-

7. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctionwizard.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer,

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on any working days during office hours from 11.00 am to 5.00 pm.

- c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- d) EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Porvorim Branch OR shall be deposited through RTGS/NEFT to credit of account of Canara Bank, Regional Office, Goa A/c No **209272434 IFSC Code: CNRB0008345 on or before 09.07.2024 05:00 pm.**
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09.07.2024, 5.00 PM**, to Canara Bank, Regional Office Goa by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- f) The intending bidders should register their names at portal <https://www.bankeauctionwizard.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: sushmitha.b@antaressystems.com.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** for property at **Sr No. 1**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor:
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.



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- j) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty lacs only) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional office, Goa or Porvorim who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Chief Manager, Canara Bank, Porvorim Branch (Ph. No. 7774060750/0832-2413955) e-mail id cb2862@canarabank.com OR the service provider M/s ANTARES SYSTEMS LIMITED, Contact Person Ms. Sushmitha B, Mobile No 8951944383 email id: sushmitha.b@antaressystems.com.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Porvorim
Date: 06.06.2024



कुते केनरा बैंक
For Canara Bank
[Signature]

Authorised Officer
Canara Bank

Branch: Alto Porvorim Goa